

(The following matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or action.)

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.gov

August 28, 2023

IN-PERSON REVISED MEETING AGENDA

**Clinton Township Public Safety Building
1370 Route 31 North – 3rd Floor**

7:00PM

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/rhybihbzello0zfxnjeahn7uv8zmnx27>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the August 28, 2023 in-person Public Meeting of the Zoning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat, and the notice of and agenda for this meeting was posted on the Township website, the bulletin board at the front of the Municipal Building, the front door of the Public Safety Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Bayly Kiefer Lyte McTiernan Naylor Pfeffer Rohrbach Ryan Stevens

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

1) Meeting Minutes – November 28, 2022

Eligible Members: Kiefer, McTiernan, Rohrbach, Stevens

G. RESOLUTIONS

None.

H. HEARING TO BE CARRIED

1) CARMEN T. CARUSO

35 Haytown Road

Block 13, Lot 26.04

Application No. BOA-2023-05

Applicant is seeking bulk variance relief to permit rebuilding of the former dwelling which was destroyed by fire on the existing/remaining foundation.

The applicant noticed this application to be heard on August 28, 2023. The notice to owners was not sent to all owners of lots within 200 feet, as some of the notices were addressed to just one of the two owners of those lots. The form and substance of the notice is satisfactory; therefore the applicant does not need to republish the notice in the newspaper. This application will be carried to the September 25, 2023 meeting and the applicant will re-notice all parties on the Tax Assessor's 200-foot property list.

I. PUBLIC HEARINGS

1) LANDOWNER MARKETING, LLC

1755 Route31

Block 68, Lot 9.02

Application No. 2022-10

Applicant is seeking a bifurcated D(1) Use Variance for Self-Storage Use, D(4) FAR Variance and D(6) Height Variance.

This application was continued from March 27, 2022, carried from April 24, 2023 with new notice, continued from May 22, 2023 and continued from July 24, 2023.

A. APPEAL OF ZONING OFFICER'S DECISION

1) 210 EAST MAIN STREET LLC

210 East Main Street

Block 7, Lot 30

Application No. BOA-2023-04

The Applicant requests an appeal to the Zoning Officer's issuance of ZA-23-0074-C denial, to continue the lawfully pre-existing operational use of the block manufacturing, storage, and sales facility with accessory trucking and storage operations.

This matter is continued from June 26, 2023.

J. COMMUNICATIONS

- 1) Completeness Report dated February 7, 2023 from Larry Plevier, PE, CME, Board Engineering Expert re: Landowner Marketing, LLC.
- 2) Email dated February 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Landowner Marketing, LLC.
- 3) Email dated February 22, 2023 from Jeffrey K. Keller, Ph.D., Board Environmental Expert re: Landowner Marketing, LLC.
- 4) Memo dated February 24, 2023 prepared by Tom Behrens, Board Planning Expert re: Landowner Marketing, LLC.
- 5) Letter dated February 23, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: Landowner Marketing, LLC.
- 6) Supplemental Memo dated July 21, 2023 prepared by Tom Behrens, Board Planning Expert re: Landowner Marketing, LLC.
- 7) Applicant's Planning Report #2 dated August 9, 2023, prepared by Golda Speyer, Planning Expert for 210 East MainStreet, LLC.

I. ADJOURNMENT